



Catherine E. Pugh
Mayor

COMMISSION FOR HISTORICAL & ARCHITECTURAL PRESERVATION

Tom Liebel, Chairman

STAFF REPORT



Chris Ryer
Director

February 12, 2019

REQUEST: Construct Two-Story Garage at Rear of Property, at Tyson Street

ADDRESS: 812 Park Avenue (Mount Vernon Historic District)

PETITIONER(S): 812 Park Ave LLC, Owner
Eric Baiamont, Architect

STAFF: Caitlin Audette

RECOMMENDATION: Concept Approval

SITE/HISTORIC DISTRICT

General Area: The Mount Vernon Historic District encompasses roughly 40 blocks surrounding Mount Vernon Place. The contributing buildings within the district include a diversity of styles and building types including mansions, apartments, offices, and religious structures. The period of significance for the Mount Vernon Historic District extends from 1810 to 1945.

Site Conditions: The property is a freestanding three-story brick house located on the west side of Park Avenue between West Madison Street to the south and Read Street to the north. The building retains its historic form with limited exterior alterations since its construction.

BACKGROUND

- August 5, 2004 – CHAP issued an NTP to raze the historic one-story one-car rear garage due to unstable structural conditions resulting in the determination that the structure was non-contributing.

PROPOSAL

The applicant proposes to modify an existing property on Park Avenue from commercial/office use to a six-unit residential building. Most of the proposed alterations are minor and will be reviewed by staff. The proposal for a two-story garage fronting Tyson Street is considered a major project. The garage will provide two enclosed parking spaces on the first floor and a single apartment unit on the second floor accessed by an exterior stair along the east elevation.

APPLICATION OF GUIDELINES

- *Guideline 2.1 Guiding Principles for New Design:* The proposed building does not require the demolition of any existing structures, visually relates to the surrounding historic environment, while being distinguishable as architecture of its time and place.

- *Guideline 2.2 Site Design:* The proposed new construction is set back from Tyson Street more than the adjacent garage. This is to allow cars an appropriate turning radius from Tyson Street.
- *Guideline 2.3 Scale and Form:* The two-story garage mimics the form of the historic carriage houses that can be found throughout the neighborhood, while still reflecting its own time and being distinguishable from historic properties.

NEIGHBORHOOD COMMENTS

The Mount Vernon ARC was informed of the proposal. No response has been provided to CHAP staff at this time.

ANALYSIS

CHAP staff finds that the proposed mass and scale of the new construction meets the design guidelines.

RECOMMENDATION

Staff recommends concept approval of the mass and scale with final details to return to staff.

A handwritten signature in black ink, appearing to read "E. L. Holcomb".

Eric Holcomb
Director

MAP AND IMAGES



Image 1– Aerial view of 812 Park looking south.



Image 2: Aerial view of 812 Park looking east.



Image 3: Image of site for proposed garage.



Image 4: Image of Tyson Street looking north.



Image 5: View of Tyson Street looking south. Proposed site for new garage is directly adjacent to garage at left.

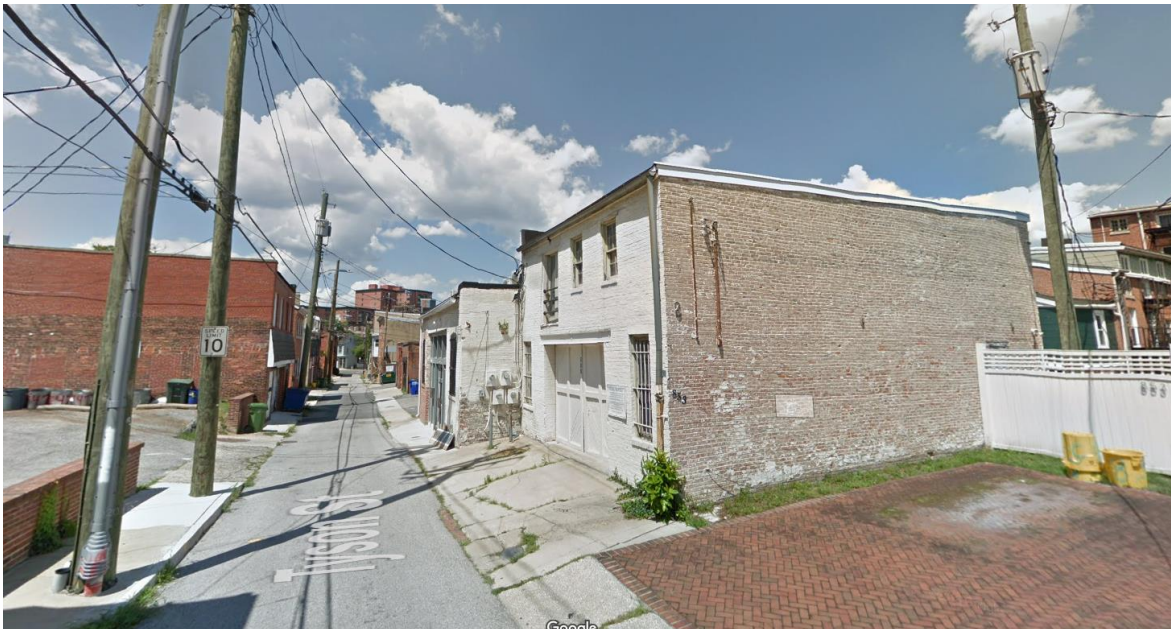


Image 5: View of historic buildings further north on Tyson Street.



Image 6: Front elevation of 812 Park Avenue.